

*This section was prepared by RMC Water and Environment.*

## **3B.10 LAND USE AND AGRICULTURAL RESOURCES – WATER**

### **3B.10.1 AFFECTED ENVIRONMENT**

The Off-site “Water” Study Area includes a large portion of Sacramento County, stretching from the Natomas basin, north of the City of Sacramento, to eastern Sacramento County, south of U.S. 50 and the City of Folsom. As provided in Chapter 2, “Alternatives,” the Off-site “Water” Study Area is divided into four zones, which include the (1) NCMWC’s service area, (2) Sacramento River, (3) Freeport Project, and (4) alternative conveyance alignments or physical improvements. The Sacramento River is described in extensive detail in Section 3B.9, “Hydrology and Water Quality – Water.” A description of the Freeport Project and how it relates to the Off-site Water Facilities is provided in Chapter 1, “Introduction,” and Chapter 2, “Alternatives.” Extensive detail regarding existing land use within Zone 3 is provided in the Freeport Regional Water Project EIR/EIS, which is incorporated by reference. Based on these considerations, the land use and planning description for the affected environment is focused to Zone 4 of the “Water” Study Area where physical improvements are proposed as part of the Off-site Water Facilities Alternatives, in east-central Sacramento County. Additionally, a general description of land use patterns within Zone 1 of the “Water” Study Area is provided to establish the necessary context for potential indirect impacts to irrigated agriculture within the Natomas Basin.

#### **EXISTING LAND USES**

The physical environment of the “Water” Study Area is suited for a broad range of land uses. Land use within NCMWC’s service area largely consists of irrigated agriculture, with the exception of the southern portion, which is currently urbanizing from northern Sacramento and to the Sacramento/Sutter County line. This trend is expected to continue over the next 20-years with new growth planned within the Natomas Vision Area in the southern portion of NCMWC’s service area and the planned Sutter Pointe Specific Plan development in north of the Sacramento/Sutter County line.

Land uses within eastern Sacramento County, in the vicinity of Zone 4 of the “Water” Study Area, are characterized by a similar transition to urbanized land uses with growth extending to the east from the City of Rancho Cordova and south from the City of Folsom. Unlike the Natomas basin, agricultural uses in eastern Sacramento County largely consist of grazing mixed with large surface mining operations. These two portions of the “Water” Study Area are described in more detail below.

#### **Eastern Sacramento County – Zone 4 of the “Water” Study Area**

A description of existing land uses are provided for each Off-site “Water” Alternative below. Where alternatives overlap, this fact is noted.

##### ***Off-site Water Facility Alternatives 1 and 1A***

As described and illustrated in Chapter 2, “Alternatives,” the water conveyance facilities would extend from the Freeport bifurcation at Vineyard and Gerber Roads and extend cross-county to the FSC, west of the intersection of Grant Line Road and Sunrise Boulevard, and then north along Grant Line Road and White Rock Road. Under these alternatives, the initial segment of the conveyance alignment and pump station would be constructed within an agricultural-residential area that extends along Gerber Road and east to the FSC. The Wild Hawk Golf Course is located immediately south of the bifurcation, near the intersection of Vineyard Road and Gerber. Several residences are also located north of the golf course and further east along Gerber Road. Agricultural-residential uses continue to the east along Gerber Road and past its current terminus to the FSC.

From the FSC, the conveyance alternatives would extend north and northeast along Grant Line Road and past the Kiefer Landfill, which is situated approximately 1/2 mile east of the roadway at Kiefer Boulevard. Grant Line Road currently delineates the eastern extent of urban growth planned within the eastern portion of the County; however, currently, much of the land base is currently used for grazing. Although, new residential and commercial uses are developing along Douglas Road, west of Grant Line Road, the extension of these uses to Grant Line Road is not expected for several years. Additionally, several large existing and proposed aggregate mining operations are located along Grant Line Road, both to the east and west of the roadway. Several OHV recreation areas are also located along White Rock Road, to the south and west of the proposed White Rock WTP. Exhibit 3B.10-1 illustrates the White Rock WTP site, surrounding uses, and current County General Plan land use designations.

### ***Off-site Water Facility Alternatives 2, 2A, and 2B***

These alternatives would originate at the Vineyard SWTP or North Douglas Water Tanks and extend to the Folsom SPA. The new pump facilities would be constructed at the Vineyard SWTP, which is currently under construction, or the North Douglas Water Tanks. Off-site Water Facility Alternative 2 could potentially include improvements along Florin and Eagles Nest Roads, which include scattered agricultural-residences, small farming operations, and livestock grazing. A large nursery is also located along Florin Road, between Excelsior and Eagles Nest Roads.

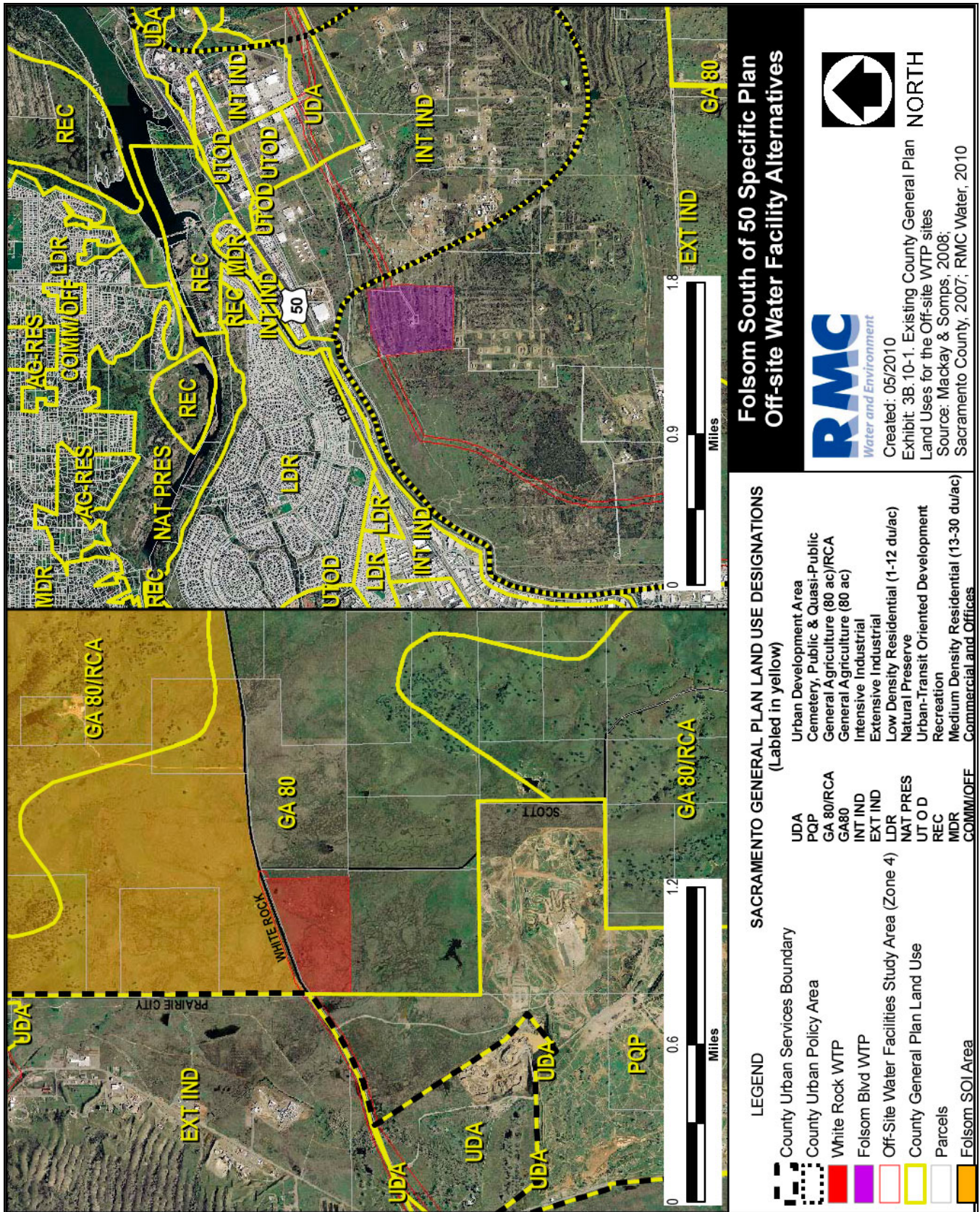
As described in Chapter 2, “Alternatives,” Off-site Water Facility Alternative 2 would follow Eagles Nest Road north to Douglas Road. Eagles Nest Road, north of Florin Road is characterized as a rural roadway with only a few agricultural residences located in areas just north of Florin Road. Eagles Nest Road transitions into an unpaved roadway. The Off-site Water Facility Alternative 2 alignment transitions along a paved roadway through the Mather Regional Park and adjacent to the Mather Golf Course.

In contrast to Off-site Water Facility Alternative 2, Off-site Water Facility Alternative 2A would deviate from Florin Road and travel north along Excelsior and Mather Field Roads north to Douglas Road. The southern section of this alignment is very similar to Off-site Water Facility Alternative 2 in terms of existing land uses. This alignment would border the western edge of Mather Regional Park and the Sacramento Raceway Motorsports Park before entering Eastridge Estates. Eastridge Estates consists of low-density, single-family residential subdivisions with Veterans Park situated near its geographic center. At the intersection with Douglas Road, the alignment is within 1/4 mile of Mather Airport.

Once at Douglas Road, Off-site Water Facility Alternatives 2 and 2A would cross the FSC and Sunrise Boulevard and extend east to Grant Line Road. East of Sunrise Boulevard, single-family residential communities are developing immediately south of Douglas Road within the Sunrise-Douglas Community Plan Area. Although areas north of Douglas Road are planned for eventual development, these areas are still relatively undeveloped and used primarily for grazing. The Sunrise-Douglas Community Plan area includes the conceptual development plan for approximately 6,015 acres north and south of Douglas Road, west of Grant Line Road, and corresponds with the southeastern portion of the City of Rancho Cordova.

Off-site Water Facility Alternative 2B would join the Off-site Water Facility Alternative 2 alignment at the intersection of Ivan Way and Douglas Road and, once at Grant Line Road, would follow the same route as described for Off-site Water Facility Alternative 1. Uses along Ivan Way include new low-density residential areas to the west within the North Douglas Community Plan and agricultural grazing lands to the east.





Existing General Plan Land Use Designations for the White Rock and Folsom Boulevard WTP Sites

Exhibit 3B.10-1



### **Off-site Water Facility Alternatives 3 and 3A**

Under Off-site Water Facility Alternatives 3 and 3A, the raw-water conveyance alignments would generally follow the same alignments as described for Off-site Water Facility Alternatives 2 and 2A, respectively. The main difference in these two alternatives is that these alignments would extend from the Freeport bifurcation as opposed to the Vineyard SWTP to the White Rock WTP site, thereby adding additional roadway along Vineyard and Florin Roads. Exhibit 3B.10-1 illustrates the White Rock WTP site, surrounding uses, and current Sacramento County General Plan land use designations. Uses along the additional length of roadway are similar to that previously described with agricultural-residential situated on large lots, generally greater than 10 acres. In addition, a series of waste lagoons are located immediately south of Florin Road and the Vineyard SWTP.

### **Off-site Water Facility Alternatives 4 and 4A**

As described in Chapter 2, “Alternatives,” these alternatives would follow the same respective alignments as Off-site Water Facility Alternatives 3 and 3A up to Douglas Road and just east of Sunrise Boulevard. These alternatives would then deviate from Douglas Road and follow Sunrise Boulevard north for a short distance before deviating from the roadway, just south of Mechanical Drive. The alignment would then travel north through undeveloped property along the western perimeter of the planned Rio del Oro Specific Plan area. Numerous commercial and light and heavy industrial uses are situated just west of the alignment along Luyung Drive. In the future, uses proposed within the Rio del Oro Specific Plan area along the conveyance alignment include a mix of commercial and industrial land uses.

North of White Rock Road, the conveyance alignment would follow the planned Rancho Cordova Parkway, which is planned for construction in conjunction with new development proposed within the City of Rancho Cordova’s Westborough Planning Area. This area is planned for residential, commercial, and office uses similar to the proposed Glenborough at Easton community. The Westborough Planning areas currently consist of open space and are lined with remnant dredge tailings, which are characteristic of the Aerojet property, including Rio del Oro.

The Folsom Boulevard WTP site location is located at the northern edge and adjacent to the Westborough Planning Area and just south of Folsom Boulevard and the FSC. Existing land uses along Folsom Boulevard near the WTP site include commercial and industrial uses. Multifamily residential uses are located further east along Folsom Boulevard and south of U.S. 50. Land uses south of Folsom Boulevard include the Aerojet industrial facilities, the Hazel Avenue Light Rail Station and parking lot, and the Folsom Auto Mall. Lands to the east are undeveloped and currently used for seasonal grazing. These lands also include open space resources such as Alder Creek and several other drainages, stock ponds, wetland and riparian habitat, and oak woodland. Exhibit 3B.10-1 illustrates the Folsom Boulevard WTP site, surrounding uses, and current Sacramento County General Plan land use designations.

### **Natomas Central Mutual Water Company Service Area – Zone 1 of the “Water” Study Area**

The NCMWC service area is located in northern Sacramento County and southern Sutter County and encompasses approximately 33,000 acres. Land use within the NCMWC’s service area is primarily agricultural, although northern portions of the City of Sacramento are located within the extreme southern portion of the NCMWC’s service area. Land uses associated with these populated areas include residential, industrial, and commercial.

In addition to growth pressures from the south, the proposed Sutter Pointe Specific Plan area within southern Sutter County the Sutter/Sacramento County line consists of 7,500 acres planned for various forms of development. Current land uses include agricultural and industrial uses, primarily rice fields, but also the 50-acre Sysco Corporation warehousing and distribution center and the Holt Tractor Manufacturing facility. Other existing and planned developments within and/or adjacent to NCMWC’s service area include Sacramento International Airport expansion projects and Metro Air Park, Placer Vineyards Specific Plan, the Rio Linda/

Elverta Community Plan, Natomas Vision development area, and The Natomas Basin Conservancy Mitigation Lands, which are managed in conjunction with the Natomas Basin Habitat Conservation Plan (City of Sacramento 2003).

### EXISTING AGRICULTURAL RESOURCES

Much of the land base within Sacramento County was, at one time, considered highly productive farmland. Existing agricultural land uses within the eastern portion of the “Water” Study Area, roughly corresponding with Zone 4, include large-scale dry-land farming, animal husbandry, small-scale agricultural-residential uses, and small-scale irrigated farming operations in areas north of Jackson Highway/SR 16, west of Grant Line Road, and south of Douglas Road along Sunrise Boulevard. Areas west of Sunrise Road and north of Jackson Highway/SR 16 consist of rangeland and dry-land farming. East of Sunrise Boulevard, existing agricultural operations include sheep and cattle range grazing, and large fields of clover, alfalfa, wheat, and oats. Operations north of Douglas Road include a small-scale cherry orchard and livestock grazing.

### Natomas Central Mutual Water Company – Zone 1 of the “Water” Study Area

The NCMWC service area is located in northern Sacramento County and southern Sutter County and encompasses approximately 33,000 acres. Agricultural land uses dominate within NCMWC’s service area, although urban uses within northern portions of the City of Sacramento are encroaching into the southern portion of NCMWC’s service area. Portions of NCMWC’s service area are planned to continue undergoing this transition in land use as urban development expands from the south and new development becomes established in south Sutter County. This transition is already occurring and is reflected in Table 3B.10-1 by the change in total crop acreages for 2004 and 2007. Notwithstanding this recent reduction, large portions of the NCMWC’s service area will remain in agriculture or open space corresponding to provisions of the Natomas Basin Habitat Conservation Plan and the current update (City of Sacramento 2003).

| Crop Type         | 2004          | 2007          |
|-------------------|---------------|---------------|
| Alfalfa           | 0             | 741           |
| Clover            | 181           | 0             |
| Corn              | 422           | 648           |
| Golf Course       | 90            | 120           |
| Grain             | 40            | 227           |
| Grass/Hay         | 0             | 195           |
| Kiwis             | 3             | 3             |
| Managed Marsh     | 433           | 439           |
| Melons, Squash    | 95            | 75            |
| Misc. Deciduous   | 56            | 5             |
| Mixed Pasture     | 41            | 21            |
| Mixed Truck       | 0             | 14            |
| Onions and Garlic | 12            | 50            |
| Peppers           | 5             | 10            |
| Rice              | 17,279        | 11,604        |
| Safflower         | 390           | 149           |
| Sunflowers        | 0             | 139           |
| Tomatoes          | 341           | 35            |
| Vineyard          | 0             | 0             |
| Wheat             | 924           | 850           |
| <b>Total</b>      | <b>20,762</b> | <b>15,325</b> |

Source: Wagner and Bonsignore 2007

## Agricultural Production and Revenues

In 2007, agricultural production within Sacramento County earned approximately \$364.8 million for the State of California's economy (Sacramento County 2007b). Grapes and wine were the top commodities in Sacramento County producing \$74.15 million in 2007. Milk and Nursery Stock were the next two largest commodities generating \$66.1 and \$37.7 million, respectively for Sacramento County (Sacramento County 2007b).

## Farmland Quality

Prime farmland, as defined by the U.S. Department of Agriculture (USDA), is farmland characterized by the best combination of physical and chemical features enabling it to sustain long-term agricultural production (FMMP 2006). Farmland of Statewide Importance includes lands that are nearly prime farmland and may produce as high a yield as prime farmland when treated and managed according to acceptable farming methods. Some lands in this category may include those that are set aside by state law for agricultural purposes.

To assess the quality of the "Water" Study Area for agricultural cultivation, the City reviewed Important Farmland maps produced by the California Department of Conservation's (DOC's) Farmland Mapping and Monitoring Program (FMMP). The 2006 important farmland maps for Sacramento County indicate that portion of Zone 4 of the "Water" Study Area, or areas east of Excelsior Road are mainly classified as grazing land or other with small, isolated areas of Farmland of Local and Statewide Importance. These classifications differ substantially from those within Zone 1 of the "Water" Study Area, or the NCMWC's service area, which is generally classified as Prime Farmland or Farmland of Statewide Importance. Through 2006, Sacramento County contained approximately 19,597 acres of Prime Farmland, 9065 acres of Farmland of Statewide Importance, and approximately 464.5 acres of Unique Farmland (FMMP 2006).

Table B3.10-2 provides a summary of agricultural land within Sacramento County converted to nonagricultural uses during the time frame from 2004 to 2006.

| Land Use Category                  | Total Acres Inventoried |                | 2004–2006 Acreage Changes |               |                |
|------------------------------------|-------------------------|----------------|---------------------------|---------------|----------------|
|                                    | 2004                    | 2006           | Acres Lost                | Acres Gained  | Net Change     |
| Prime Farmland                     | 110,278                 | 106,667        | 3,813                     | 202           | -3,611         |
| Farmland of Statewide Importance   | 56,141                  | 51,217         | 5,180                     | 256           | -4,924         |
| Unique Farmland                    | 15,187                  | 15,268         | 402                       | 483           | 81             |
| Farmland of Local Importance       | 39,873                  | 41,961         | 3,854                     | 5,942         | 2,088          |
| <b>Important Farmland Subtotal</b> | <b>221,479</b>          | <b>215,113</b> | <b>13,249</b>             | <b>6,883</b>  | <b>-6,366</b>  |
| Grazing Land                       | 163,175                 | 156,977        | 6,694                     | 496           | -6,198         |
| <b>Agricultural Land Subtotal</b>  | <b>384,654</b>          | <b>372,090</b> | <b>19,943</b>             | <b>7,379</b>  | <b>-12,564</b> |
| Urban/Built Land                   | 165,630                 | 175,523        | 60                        | 9,953         | 9,893          |
| Other                              | 67,548                  | 70,242         | 5,536                     | 8,230         | 2,694          |
| Water                              | 18,253                  | 18,230         | 32                        | 9             | -23            |
| <b>Total Area Inventoried</b>      | <b>636,085</b>          | <b>636,085</b> | <b>25,571</b>             | <b>25,571</b> | <b>0</b>       |

Note: \*During the period of 2004–2006 Sacramento County experienced a 9,893-acre net increase in Urban and Built-Up Land.  
Source: California Department of Conservation, Division of Land Resource Protection 2006, (Table A-24)

## **Soil Suitability**

The suitability of the local soil resource plays a crucial part in the determination of a plot's farmland designation. The land capability classification system developed by the USDA, Natural Resource Conservation Service (NRCS), rates each of the soil types within the County in relation to its limitations for crop management. A soil rated as Class I is considered to have few limitations whereas a soil rated as Class VIII could have severe limitations that, in many circumstances, would preclude it from commercial crop production. Generally, areas contained within Zone 4 of the Off-site Water Facilities Study Area are characterized by soils rated from Class IV to VII. In contrast, soils within the Natomas Basin are rated I to III, with soil wetness or shallow groundwater during winter months being the primary limitation to crop production.

## **3B.10.2 REGULATORY FRAMEWORK**

### **FEDERAL PLANS, POLICIES, REGULATIONS, AND LAWS**

There are no Federal plans, policies, regulations, or laws related to land use planning that are applicable to the Off-site Water Facility Alternatives under consideration.

### **STATE PLANS, POLICIES, REGULATIONS, AND LAWS**

The following state plans, policies, regulations, and laws related to land use and planning are relevant to the Off-site Water Facility Alternatives, and are described in detail in Section 3A.10, "Land Use and Agricultural Resources – Land:"

- ▶ State Planning Law, California Government Code Section 65300 et seq.
- ▶ State Zoning Laws, California Government Code Section 65800 et seq.
- ▶ Local Agency Formation Commissions, Cortese-Knox-Hertzberg Local Government Reorganization Act
- ▶ California Important Farmland Inventory System and Farmland Mapping and Monitoring Program
- ▶ California Land Conservation Act of 1965

### **Williamson Act**

According to the maps prepared by the DOC, multiple properties within Sacramento and Sutter County portions of NCMWC's service area are under the provisions of an existing Williamson Act contract. Within Sacramento County, the remaining contracted lands within NCMWC's service area are generally limited to lands along and immediately south of the Sacramento/Sutter County line (DOC 2008). A large block of these properties are identified as land in non-renewal status east of SR 99.

The White Rock WTP site is currently under the provisions of a Williamson Act contract. According the Sacramento County Assessor's Office, a non-renewal notice was filed for this property in 2008 (Sacramento County Assessor 2010).

### **REGIONAL AND LOCAL PLANS, POLICIES, REGULATIONS, AND LAWS**

The following state plans, policies, regulations, and laws related to land use and planning are relevant to the Off-site Water Facilities, and are described in detail in Section 3A.10, "Land Use and Agricultural Resources – Land:"

- ▶ Sacramento Area Council of Governments' Sacramento Region Blueprint
- ▶ Memorandum of Understanding between Sacramento County and the City of Folsom
- ▶ Sacramento Local Agency Formation Commission and Resolution No. LAFC 1196
- ▶ Measure W
- ▶ Sacramento County Urban Service Boundary and Urban Policy Area

- ▶ Sacramento County General Plan Land Use Element and General Plan Designations; see Table 3.10A-2

## **Sacramento County General Plan – Land Use Element**

The Sacramento County General Plan Land Use Element (Sacramento County 1993) identifies two basic types of land use designations: urban and rural, both of which are present in the “Water” Study Area. Urban designations are those planned for urban use during the time horizon of the General Plan (a 20-year plan), while rural designations are outside the area planned for urban uses during the time horizon of the General Plan.

A major emphasis of the General Plan Land Use Element is to achieve compact growth patterns that make the most efficient use of County lands. The current and past status quo of land development has created “low-density, auto-dependent land use patterns,” causing unnecessary loss of “open space, deteriorating air quality, decrease in housing affordability, degradation of public facilities, and increase in traffic congestion” (Sacramento County 1993). In order to ensure a more efficient use of land in the future, the General Plan establishes a specific area where growth will occur, the Urban Policy Area (UPA), within a larger ultimate growth area delineated by an Urban Services Boundary (USB). As shown in Exhibit 3B.10-1, the proposed Folsom SPA and White Rock WTP site are located outside the USB, however, much of the remaining portions of the “Water” Study Area are located within the USB.

The General Plan includes the County’s policies for the use of public and private land. These policies cover a range of land use planning issues and are intended to guide County decision-making for land use in the County. Many of the General Plan policies relate to environmental issues and are intended to avoid or mitigate environmental effects.

The land use designation for the White Rock WTP is General Agriculture (80 acres) and zoned AG-80; see Exhibit 3B.10-1. Areas to the south and north are both currently zoned AG-80 with a Resource Conservation [AG-80(RC)] combining district. The General Agriculture designation identifies land that is generally used for agricultural purposes, but is less suited for intensive agricultural than the Agricultural Cropland land use designation. The minimum lot size allowed is 80 acres, which is large enough to maintain an economically viable farming operation. Typical farming activities include dry land grain, and irrigated and dry land pasture. Constraints found in areas with this designation include shallow soils, uncertain water supply, moderate slopes, fair to poor crop yield, and farm unit fragmentation. Only agricultural production is permitted in areas with this designation. The General Agriculture/80 acre designation allows single-family dwelling units at a density no greater than 80 acres per unit (Sacramento County 1993).

Lands within the Folsom Boulevard WTP site and adjacent areas are designated Industrial Extensive under the County General Plan (see Exhibit 3B.10-1). This land use designation allows activities that require large areas of land and do not require urban levels of services. Extensive Industrial areas are not located within the urban portion of the County and do not require public infrastructure and services. Further, the General Plan indicates that urbanized levels of service will not be extended to these areas during the current planning period. Floor Area Ratios range from 0.15 to 0.40. (Sacramento County 1993).

## **Sacramento County General Plan Update**

Sacramento County is preparing the first comprehensive update of its General Plan since it was adopted in 1993. This update is necessary to plan for growth in the County’s next planning cycle (2005–2030) and to address new emerging planning issues.

A public review draft of the Land Use Element for the General Plan Update was published on May 30, 2007, and includes strategies that would accommodate the County’s growth allocation defined in SACOG’s adopted Sacramento Region Blueprint (Sacramento County 2007a, SACOG 2004). SACOG’s Blueprint allocates 99,700 new residential units for the unincorporated County through 2030. Because this allocation exceeds the current residential holding capacity of the county’s UPA, the draft General Plan Update includes management strategies



to accommodate this growth. One strategy includes establishment of new growth areas that would include new mixed use communities, in currently undeveloped portions of the “Water” Study Area within Zone 4 (Sacramento County 2007a).

The Sacramento County General Plan provides for growth and development in the unincorporated area through the year 2010. At the time of this EIR/EIS’s preparation, the County remains in the process of updating the current General Plan, which was adopted in 1993. Part of the overall goal of the Sacramento County General Plan is the maintenance of the County’s agricultural lands and their agricultural productivity. Sacramento County has recognized the importance of agricultural issues and continues to promote the following general goals (Sacramento County 1993):

**GOAL:** Maintenance of the County’s agricultural lands, their agricultural productivity and natural resource benefits they provide; and

**GOAL:** Maintenance of farming and related industries as a strong and viable sector of the economy of a rapidly urbanizing County.

In addition to the above goals, the County has established the following objectives and policies to manage agricultural land. Those policies and objectives that are applicable to this project are as follows:

**Urban Encroachment Objective.** Prime Farmlands as defined by the California Department of Conservation, and lands with intensive agricultural investments, such as orchards, vineyards, dairies, and other concentrated livestock or poultry operations, should be protected from urban encroachment.

- ▶ **Policy AG-5:** Mitigate loss of prime farmlands or lands with intensive agricultural investments through CEQA requirements to provide in-kind protection of nearby farmland.

**Agricultural Zoning Objective.** Retain agricultural land holdings in units large enough to guarantee future and continued agricultural use.

- ▶ **Policy AG-8:** Agricultural land divisions shall not adversely affect the integrity of agricultural pursuits. Agricultural land divisions may be denied if the reviewing authority finds that the division of land is likely to create circumstances inconsistent with this policy. (Sacramento County 1993)

## **Sacramento County Zoning Code**

The Zoning Code of Sacramento County regulates the use of buildings, structures, and land in unincorporated Sacramento County in order to encourage the most appropriate use of land. The zoning code establishes Land Use Zones and describes the purposes, permitted uses, special conditions, and prohibitions for the land use zones.

## **Sacramento Local Agency Formation Commission**

The Sacramento Local Agency Formation Commission (LAFCo) is a Countywide Commission, required in each California County. LAFCo’s primarily goal is to ensure the orderly formation of local governmental agencies and preserve agricultural and open space lands. In this role, LAFCo has the power to approve local agency boundary changes, annexations, and agency formations.

As part of the City of Folsom’s sphere of influence Amendment, LAFCo adopted Resolution LAFC 1196, which includes Condition (3) requiring that at the time “an application to annex property within the sphere of influence, the City shall submit to LAFCo for its review and approval, an updated Master Services Element which includes a program for implementing and financing measures necessary to support the provision of major components of infrastructure and services, and other essential services, needed to support the distribution, location, extent, and intensity of land uses proposed within the sphere of influence Amendment Area. The Master Services Element

shall identify a water sources and ability to acquire said water sources sufficient to service the area contained in the annexation application. The Master Services Element shall identify the process the City will undertake to acquire and secure a water supply sufficient for LAFCo to determine compliance with Condition (11)(a) of this Resolution.”

In addition to issues relating to the City’s annexation of lands within the Folsom sphere of influence, the Sacramento County LAFCo would retain approval authority for any annexation of unincorporated County land to City jurisdiction for the WTP site. Applicable polices as contained in LAFCo’s Policy, Standards and Procedures Manual are identified in Section 3A.10, “Land Use and Agricultural Resources – Land.”

### **City of Rancho Cordova General Plan**

Portions of Zone 4 of the “Water” Study Area are contained within the planning jurisdiction of the City of Rancho Cordova. Rancho Cordova officially became a city on July 1, 2003. Upon incorporation, the City adopted applicable portions of the County’s general plan and zoning ordinance, as well as applicable community and specific plans, and zoning designations in areas within the newly incorporated city.

On June 26, 2006, the Rancho Cordova City Council adopted the City of Rancho Cordova General Plan. The “Water” Study Area encompasses several Planning Areas within the City of Rancho Cordova including the Aerojet, Rio del Oro, Grant Line South, West, Jackson, Westborough, Glenborough, and East Planning Areas. These planning areas are illustrated in Exhibit LU-6 of the City’s General Plan. Detailed planning efforts within the City of Rancho Cordova are generally specific to each of the City’s Planning Areas.

The Folsom Boulevard WTP site is located within the Westborough Planning Area. The Westborough Planning Area is currently the subject of a development application that features primarily residential development focused around a regional town center at the new Rancho Cordova Parkway/U.S. 50 interchange. The regional town center will likely feature significant retail shopping with other restaurant, service, office, and residential uses at a density of 15 to 25 units per acre. Entertainment venues and/or sports-oriented uses may be a key component of the town center. Because of the area’s proximity to U.S. 50 and light rail the average residential density for the project will be approximately seven units per acre (City of Rancho Cordova 2006).

Specific land use planning goals and policies contained in the city of Rancho Cordova’s General Plan applicable to the Off-site Water Facilities Alternatives are identified below:

- ▶ **Policy LU.4.1:** Coordinate with regional and local planning agencies and jurisdictions to set land use, circulation, park, and environmental policies and cooperate in the implementation of programs and developments/improvements consistent with the City of Rancho Cordova’s General Plan.
  - **Action LU.4.1.1:** Establish and maintain agreements or working relationships with SACOG, Sacramento County, and the cities of Folsom, Sacramento, and Elk Grove to facilitate a coordinated approach to land use decisions that affect each jurisdiction.
  - **Action LU.4.1.2:** Facilitate agreements (e.g., memorandums of understanding) for critical planning topics and activities with neighboring jurisdictions and SACOG and allow for shared responsibility and an equal voice for all participants.
  
- ▶ **Policy LU.6.2:** Ensure subsequent detailed land planning for those Planning Areas with Conceptual Land Plans.
  - **Action LU.6.2.1:** Require the development and approval of Specific Plans or Special Planning Areas for the Aerojet, East, Glenborough, Grant Line North, Grant Line South, Grant Line West, Jackson, Mather, Rio del Oro, Sun creek/Preserve, and Westborough Planning Areas to create parcel-specific land use plans for those areas. Subsequent land use plans shall be consistent with relevant General Plan provisions and

shall reflect the ideas communicated in the Conceptual Land Plans and associated planning area descriptions.

- ▶ **Policy LU.6.4:** Revitalize Folsom Boulevard consistent with the Folsom Boulevard Planning Area.
  - **Action LU.6.4.1:** Develop, adopt, and implement a Folsom Boulevard Specific Plan that refines the vision and creates a detailed land plan with action steps for revitalization of the corridor. The Specific Plan shall include a land plan consistent with the vision and development envelope in the General Plan as well as the Planning Area description.
  - **Action LU.6.4.2:** Analyze development projects proposed for the Folsom Boulevard Planning Area for consistency with the planning area description for the corridor.

### **City of Folsom General Plan**

The City's General Plan outlines the pattern of urban growth and the requirements for individual land uses for areas north of U.S. 50 and within the current city limits. The City's General Plan does not contain specific policy language as it relates to the Off-site Water Facility Alternatives. However, the Folsom Specific Plan, in which the Off-site Water Facilities would ultimately serve, would require an amendment to the City's General Plan in conjunction with a petition for annexation of the Folsom SPA into the City of Folsom.

As part of the southern extension of the City's sphere of influence, the City entered into an MOU with LAFCo to establish a guide for regional, long-range planning efforts relative to the annexation of the Folsom SPA. The MOU addresses a number of issues including water supply, transportation, schools, and open space that were later incorporated into language found in Measure W and subsequently the City Charter. Measure W requires the City to take certain actions related to each of the issue areas. In terms of water supply, Measure W requires the City to identify and secure the sources of water supply to serve the SPA without reducing the existing water supply currently serving users to the north of U.S. 50, and at no cost to existing Folsom residents.

## **3B.10.3 ENVIRONMENTAL CONSEQUENCES AND MITIGATION MEASURES**

### **THRESHOLDS OF SIGNIFICANCE**

The compatibility of land uses is based largely upon the anticipated environmental effects on adjacent uses. Since general, community, and specific plans are adopted by Sacramento County and the Cities of Folsom and Rancho Cordova to promote orderly, efficient development and avoid land use compatibility issues and associated environmental effects, the Off-site Water Facility Alternatives are evaluated for consistency with the goals, policies, and objectives of the adopted plans for local jurisdictions and water agencies.

The thresholds for determining the significance of impacts for this analysis are based on the environmental checklist in Appendix G of the State CEQA Guidelines. These thresholds also encompass the factors taken into account under NEPA to determine the significance of an action in terms of its context and the intensity of its impacts. For the purposes of this EIR/EIS, the Off-site Water Facilities would result significant environmental effects to land use and agricultural resources if it would:

- ▶ physically divide an established community;
- ▶ conflict with any applicable water master plan or land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect;
- ▶ develop land uses that are incompatible with each other or with adjacent uses;

- ▶ convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use;
- ▶ conflict with existing zoning for agricultural use, or a Williamson Act contract; or
- ▶ involve other changes in the existing environment which, due to their location or nature, could result in impacts to existing agricultural operations.

Potential land use conflicts or incompatibility with adjacent areas are sometimes the result of environmental effects, such as the generation of noise or objectionable odors. Biological resources, noise, traffic, light/glare, public service-related effects of the Off-site Water Facilities are discussed in detail in other relevant “Water” sections of Chapter 3.

## ANALYSIS METHODOLOGY

This evaluation of the Off-site Water Facility Alternatives considers potential land use conflicts resulting from the placement of new structures in agricultural and residential areas within Zone 4 of the Off-site Water Facility Study Area and consistency with applicable Federal, state, local, and regional planning documents. Background regarding Zone 4 was obtained through a combination of field reconnaissance to verify existing land use and review of pertinent planning documents, including, but not limited to: the *Sacramento County General Plan* (1993) and zoning ordinance, the *Sacramento County General Plan Update DEIR* (2009), the *City of Folsom General Plan* (1988) and zoning code, and the *City of Rancho Cordova General Plan* (2006) and zoning ordinance. To analyze land use consistency and land use conflicts, the Off-site Water Facility Alternatives were reviewed relative to the existing and planned land use designations for each jurisdiction.

In the context of the actions proposed in conjunction with the Off-site Water Facility Alternatives, the consistency evaluation also considers other applicable water-related planning documents including, but not limited to, SCWA’s Water Supply Master Plan, the Water Forum Agreement (WFA), LAFCo’s Resolution Approving the sphere of influence extension, and related documents, and other applicable regional water planning documents. Many of these regulations are described in more detail in other applicable sections and Section 3A.10, 3A.10, “Land Use and Agricultural Resources – Land,” of this EIR/EIS. The standard for consistency used here is based on *The Planners Guide to Specific Plans* (OPR 2001): “An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment.”

In some instances, a plan or land use inconsistency also poses physical environmental consequences, such as noise or traffic. In these cases, the consequences are generally referenced in this section with more detail provided in the discussion provided in the specific “Water” section of Chapter 3 that focuses on that issue (e.g., noise).

Important Farmlands and agricultural operations within the “Water” Study Area were identified using a combination of data from the DOC’s FMMP, the County Agricultural Commissioner, and field reconnaissance (DOC 2006). The Off-site Water Facility Alternatives were then analyzed to determine the potential extent for direct and/or indirect conversion of Important Farmland<sup>1</sup>. Additionally, potential conflicts with existing agricultural zoning, incompatibility with existing Williamson Act contracts, or other changes resulting from the implementation of the Off-site Water Facilities, which could remove Important Farmland from agricultural production were considered.

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<sup>1</sup> Important Farmland includes lands classified as Prime Farmland, Farmland of Statement Importance, and Unique Farmland.

## ISSUES NOT DISCUSSED FURTHER IN THIS EIR/EIS

**Physical Division of an Established Community**—New structural facilities associated with the Off-site Water Facilities would be located within existing road right-of-way or on undeveloped land. Once constructed, the water conveyance pipeline would be buried underground and not visible at the ground surface. The two Off-site WTP site locations currently under evaluation would be constructed at undeveloped locations within Zone 4 of the “Water” Study Area and, therefore, are not located within an established community. Based on these considerations, it is reasonable to conclude that the Off-site Water Facilities would not physically divide an established community and no impact would occur. Therefore, this issue area is not discussed further.

## IMPACT ANALYSIS

Impacts that would occur under each of the Off-site Water Facility Alternatives are identified as follows:

NCP (No USACE Permit Alternative)

PA (Proposed Off-site Water Facility Alternative)

1 (Off-site Water Facility Alternative 1 – Raw Water Conveyance – Gerber/Grant Line Road Alignment and White Rock WTP)

1A (Off-site Water Facility Alternative 1A Raw Water Conveyance – Gerber/Grant Line Road Alignment Variation and White Rock WTP)

2 (Off-site Water Facility Alternative 2 Treated Water Conveyance – Douglas Road Alignment and Vineyard SWTP)

2A (Off-site Water Facility Alternative 2A Treated Water Conveyance – Excelsior Road Alignment Variation and Vineyard SWTP)

2B (Off-site Water Facility Alternative 2B Treated Water Conveyance – North Douglas Tanks Variation and Vineyard SWTP)

3 (Off-site Water Facility Alternative 3 Raw Water Conveyance – Excelsior Road Alignment and White Rock WTP)

3A (Off-site Water Facility Alternative 3A Raw Water Conveyance – Excelsior Road Alignment Variation and White Rock WTP)

4 (Off-site Water Facility Alternative 4 Raw Water Conveyance – Easton Valley Parkway Alignment and Folsom Boulevard WTP)

4A (Off-site Water Facility Alternative 4A Raw Water Conveyance – Easton Valley Parkway Alignment Variation and Folsom Boulevard WTP).

The impacts for each alternative are compared relative to the PA at the end of each impact conclusion (i.e., similar, greater, lesser).

**IMPACT**     **Conflict with Applicable Water Resource Management and Facility Plans, Policies, or Regulations.**  
**3B.10-1**     *Implementation of the Off-site Water Facility Alternatives would not conflict with applicable water resource management and facility plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.*

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### NCP, PA, 1, 1A, 2, 2A, 2B, 3, 3A, 4, and 4A

The various actions that are common to the Off-site Water Facility Alternative were evaluated in relation to existing public infrastructure and water supply planning documents for the region at large. These documents



include, the Public Facility Elements of the General Plans adopted by local jurisdictions (e.g., Sacramento County, City of Rancho Cordova) and water supply planning documents prepared at local, regional, state, and Federal levels by multiple agencies (e.g., Water Forum Agreement and Groundwater Management Plans). The planning documents were reviewed to assess the consistency of the operational components of the Off-site Water Facility Alternatives with applicable goal, polices, and objectives. A review of these planning documents indicates that the Off-site Water Facility Alternatives are respectful of existing surface water and groundwater interests and environmental concerns and are generally consistent with the objectives of local jurisdictions. The full text of the goals, policies, and objectives can be reviewed in each jurisdiction's General Plans and related planning documents; pertinent goals and objectives are referenced in Sections 3A.10.2 and 3B.10.2, Regulatory Framework.

From an operational perspective, implementation of the Off-site Water Facilities would be consistent with the City of Folsom's General Plan goals and objectives adopted to ensure the adequate provision of potable water supplies to new development. The Off-site Water Facilities would be consistent with the voter-approved Measure W by securing a new surface water supply for the Folsom SPA and constructing the necessary conveyance and treatment improvements to avoid any impacts to the City's existing water supply and treatment and conveyance infrastructure. Additionally, based on these considerations and the details provided in Chapter 2, "Alternatives," the Off-site Water Facility Alternatives demonstrate compliance with Conditions 3 and 11 of LAFCo's Resolution LAFC 1196, which require the securing of a sufficient, reliable water supply to serve new development prior to annexation of lands from within the Folsom SPA into the City. Based on these considerations, these alternatives would be **consistent** with these polices and, therefore, **direct** or **indirect** impacts would be **less than significant**. *[Similar]*

The Off-site Water Facilities would support the improvement of the City of Folsom's infrastructure in areas annexed from the County and encourage the efficient and cost-effective delivery of potable water to these areas. Further, the Off-site Water Facilities would be consistent with the County's General Plan policies PF-1, PF-2, PF-3, and PF-5. These policies direct annexing jurisdictions to provide adequate public infrastructure to meet the needs of future development while minimizing impacts to in-stream water flow in the Sacramento and American Rivers by integrating diversions at Freeport and funding all facility operations associated with the WTP and conveyance facilities. Further, under the alternative, new structural features for the Off-site Water Facilities would be limited outside the Folsom SPA (e.g., underground pipelines) and integrated into the Freeport Project (e.g., existing permitted diversion). From these perspectives, it is reasonable to conclude that the methods of conveyance, diversion, and the proposed water supply for the Off-site Water Facility Alternatives would be consistent with County and City General Plan policies adopted for the purposes of mitigating or avoiding significant environmental impacts. For these reasons, this **direct** and **indirect** impact is considered **less than significant** and **consistent** with adopted plans and policies. *[Similar]*

The assignment of CVP water to the City would further objectives identified for the region under the WFA by securing new surface water supplies for M&I uses and using existing diversion/intake facilities. The Off-site Water Facilities would involve only a minor change in operation for the CVP service systems to deliver water to the City under an M&I schedule instead of NCMWC under an agricultural delivery schedule. As provided in Section 3B.9, "Hydrology and Water Quality – Water," these changes would be less than significant and could entail desirable benefits. The assigned CVP water would continue to be stored in reservoirs north of the Delta until needed by the City. Based on these considerations, operation of the Off-site Water Facility Alternative would be **consistent** with operational objectives for Reclamation (e.g., flow objectives) as they relate to the continued operation of the CVP north of the Delta. For these reason, no inconsistencies with Federal plans and polices adopted for the purposes for avoiding or mitigating significant environmental effects would occur under the No USACE Permit Alternative, Proposed Off-site Water Facility Alternative and the **direct** and **indirect** impact would be **less than significant** with adopted plans and policies. *[Similar]*

Mitigation Measure: No mitigation measures are required.

**IMPACT**     **Conflict with Applicable Local Agency Land Use Plans, Policies, or Regulations.** *Implementation of the*  
**3B.10-2**     *Off-site Water Facility Alternatives could conflict with an applicable land use plan, policies, or regulations*  
*adopted for the purpose of avoiding or mitigating an environmental effect.*

## NCP, PA

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Under this alternative, new structural features for the Off-site Water Facilities would be limited outside the Folsom SPA (e.g., underground pipelines) and contained within the Folsom SPA (e.g., On-Site WTP) and integrated into the Freeport Project (e.g., existing permitted diversion). From these perspectives, it is reasonable to conclude that the location of the structural facilities water supply for the No USACE Permit and Proposed Off-site Water Facility Alternative would be consistent with County and City General Plan land use policies adopted for the purposes of mitigating or avoiding significant environmental impacts (e.g., land use incompatibility). Similarly, this alternative would be **consistent** with LAFCo's general policy of siting urban forms of development, including the WTP, within a City's sphere of influence or the Folsom SPA. Additionally, the On-site WTP would be required to adhere to the policies and guidelines set forth in the Folsom Specific Plan as they pertain to development setbacks, height restrictions, and access. Based on these considerations, **direct** or **indirect** impacts would be **less than significant**. *[Similar]*

Beyond the conveyance pipeline, the Off-site pump station would likely be the most substantial improvement outside the Folsom SPA. This facility would be constructed within close proximity to the Freeport bifurcation and would require a small easement, which is assumed to be within 200-foot corridor study area under consideration. This facility would likely be subject to the County's use requirements and could require a use permit. Given the small size of the facility and land area requirements, its placement along Vineyard or Gerber Roads would not present a substantial inconsistency with existing land use patterns and, from a planning context, impacts would be **less than significant**. Nuisance related issues are addressed in the other corresponding resource sections as provided in the "Water – B" portions of Chapter 3. *[Similar]*

Mitigation Measure: No mitigation measures are required.

## 1, 1A, 3, and 3A

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The main distinguishing feature for these alternatives from the No USACE Permit Alternative and Proposed Off-site Water Facility Alternative is that they would require the City to annex the White Rock WTP site to within its jurisdiction or seek development entitlements through the County to enable for construction of the WTP. To annex the White Rock WTP site, the City would be required to amend its currently adopted sphere of influence prior to annexing the property prior to pre-zoning the White Rock WTP site to public use. Annexation of the White Rock WTP would be subject to LAFCo approval and would need to be included as part of the City's proposed Corporation Yard application, if pursued, for the sphere of influence amendment. Ultimate approval from LAFCo is not guaranteed given several factors. First, annexation of agriculturally designated land by the City is generally discouraged; however, emphasis is typically placed on the land's productivity, which at this time, the current use is limited to grazing. Secondly, as shown in Exhibit 3B.10-1, the White Rock WTP site is located outside the County USB, with urban-type uses generally discouraged. Lastly, the annexation and development of the WTP would require cancellation of a Williamson Act Contract, currently undergoing the non-renewal process. These **direct** and **indirect** impacts would be **inconsistent** with LAFCo's adopted plans and policies and considered **significant**. *[Greater]*

The City's WTP would be considered an institutional use under the adopted County General Plan and could, under certain circumstances, be allowed within the AG-80 zone subject to a use permit from the County. Goals and policies applied to the agricultural use focus on avoiding the placement of urban-type land uses, which may

be disruptive to the agricultural economy, near agriculturally zoned lands. As the WTP is a non-sensitive, institutional use, its operations would not be disruptive to adjacent grazing, aggregate mining, and OHV uses. Likewise, these adjacent activities would not be disruptive to typical operations at a WTP. However, ultimate approval would or a use permit would be the discretion of Sacramento County and the City would be subject to any conditions of use. However, the WTP under these alternatives would be constructed outside the current confines of the County USB and, therefore, there is no guarantee the County would approve the City's application. This **inconsistency** with the County's General Plan combined with uncertainties regarding whether the County would approve the City's application within the necessary time frame are considered **significant direct** impacts. *[Greater]*

**Mitigation Measure 3B.10-2: Acquire Development Approvals for Off-site WTPs.**

The City shall implement one of the two following options to enable development of the White Rock WTP under Off-site Water Facility Alternatives 1, 1A, 3, and 3A:

**(1) Annexation and Pre-Zoning to Public Use.** The City shall file an application with Sacramento LAFCo to amend its sphere of influence to include the White Rock WTP and City Corporation Yard, if applicable. The application shall include a statement describing that the sphere of influence amendment is necessary to ensure the provision of adequate water supply, distribution, and treatment for planned development with the Folsom SPA. Subject to LAFCo approval of the sphere of influence amendment, the City shall prepare an application to annex and prezone the White Rock WTP site for Public Use. As part of the White Rock WTP site's design, spacing opportunities between the WTP facilities and adjacent land use shall be maximized to encourage open space continuity and disruption to adjacent agricultural areas. Prior the annexation approval, the City shall provide LAFCo with the following: (a) dedications of rights-of-way; (b) improvements for vehicle access; (c) the placement of structures and their associated height; and (d) landscaping/open space for the protection of adjoining and nearby properties.

or

**(2) Obtain County Use Permit or General Plan Amendment.** The City shall file an application with Sacramento County for a Use Permit to allow the operation of the proposed WTP within the AG-80 zone. The City shall comply with the conditions of the Use Permit, so that the WTP site is developed consistent with County requirements in terms of the following: (a) dedications of right-of-way; (b) improvements for vehicle access; (c) the placement of structures and their associated height; and (d) landscaping for the protection of adjoining and nearby properties. Alternatively, the City may file an application for a General Plan Amendment and Rezone to designate the White Rock WTP site for Public Use. In addition to complying with the requirements of the Public zone, the City shall develop the site consistent with the County's for the following: (a) dedications of right-of-way; (b) improvements for vehicle access; (c) the placement of structures and their associated height; and (d) landscaping for the protection of adjoining and nearby properties.

**Implementation:** City of Folsom Utilities Department

**Timing:** Prior to acquisition and development of the Off-site WTP

**Enforcement:**

1. For annexation and sphere of influence applications: Sacramento County LAFCo.
2. For the entitlement and General Plan applications through Sacramento County: Sacramento County Planning and Community Development Department.

## 2, 2A, and 2B

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Under Off-site Water Facility Alternatives 2, 2A, and 2B, the City would purchase capacity within SCWA's Vineyard SWTP, thereby consolidating treatment operations at one location and no new WTP would be required. With purchased capacity at the Vineyard SWTP, the construction of a new WTP would not be required and, therefore, a conditional use permit from the County or SOI amendment through LAFCo would not be required for these Off-site Water Facility Alternatives. Additionally, pumping facilities would likely be located on the Vineyard SWTP or Douglas Tanks site and, therefore, the **direct** and **indirect** impacts related to land use planning and planning consistency are **consistent** with adopted plans and policies and **less than significant**. *[Lesser]*

Mitigation Measure: No mitigation measures are required.

## 4 and 4A

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Similar to Alternative 1, Off-site Water Facility Alternatives 4 and 4A would involve the construction of a new WTP, but at a different location. The Folsom Boulevard WTP site is located south of Folsom Boulevard and currently designated under the County General Plan as Industrial. Additionally, the Folsom Boulevard WTP is located within the County's USB. The operation of the WTP within this designation and associated zone is considered a permitted use. In this context, the placement of a WTP at this location would generally be **consistent** with the County's General Plan and **direct** and **indirect** impacts would be **less than significant**. *[Similar]*

Under these alternatives, the WTP would be located adjacent to the planned Westborough Planning Area for the City of Rancho Cordova. A development proposal for the Westborough at Easton was submitted to that City and the associated CEQA documentation is currently in preparation. Based on information provided in the NOP for the Westborough at Easton project, the WTP site would be situated within the vicinity of uses including Public, Park, and Medium and High Density. Additionally, these alternatives would involve similar planning issues related to LAFCo's approval for annexation and the County development entitlement process. These factors in conjunction with the close proximity of planned residential uses present **potentially inconsistent** land use planning issues. *[Greater]*

Mitigation Measure: Implement Mitigation Measure 3B.10-2.

Implementation of Mitigation Measure 3B.10-1 could reduce potentially significant impacts related to inconsistencies with existing land use policies and plans under Off-site Water Facility Alternatives 1, 1A, 3, 3A, 4, and 4A to a less-than-significant level by requiring use permits or annexation to the City prior to the construction and operation of the White Rock and Folsom Boulevard WTPs. However, given that discretionary approval conflict would be required by either LAFCo or the corresponding local jurisdiction (e.g., Sacramento County), the City is unable to guarantee that the prescribed mitigation measure reduce inconsistencies associated with potential conflicts with LAFCo's policies and Sacramento County's USB to a less-than-significant level. Therefore, this impact remains **potentially significant and unavoidable** for Off-site Water Facility Alternatives 1, 1A, 3, and 3A, 4 and 4A. Impacts under Alternatives 2, 2A, and 2B would be **less than significant**.

**IMPACT 3B.10-3** Conversion of Important Farmland to Nonagricultural Uses. *Implementation of the Off-site Water Facility Alternatives could result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural uses.*

## NCP, PA, 1, and 1A

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As described in Chapter 2, "Alternatives," the conveyance pipeline alignments under Alternatives PA, 1, and 1A would generally follow existing roadways from the Freeport Project bifurcation. Based on review of aerial

photographs and field reconnaissance, these agricultural areas include dry land farming, grazing, and small patches of irrigated farmland. No important farmlands are identified within the conveyance alignment under these alternatives except for the area between the Freeport bifurcation and Grant Line Road. This area contains several small, fragmented areas of Unique Farmland and Farmland of Statewide Importance. These lands would be temporarily impacted during construction. However, following pipeline installation, roadways within these areas would be restored to preproject conditions, thereby ensuring continued agricultural cultivation.

In terms of the WTP site, these Off-site Water Facility Alternatives would require acquisition and conversion of up to 10 acres of grazing land to nonagricultural use, according to maps prepared pursuant to the FMMP. Grazing land is not considered Important Farmland and, therefore, the conversion of 10 acres would not result in a significant impact. Therefore, implementation of the Off-site Water Facilities would not convert important farmland to nonagricultural uses. The On-Site WTP is located on similarly designated land within the Folsom SPA and its construction would result in a similar impact. This **direct** impact would be **less than significant**.

*[Similar]*

The Off-site Water Facilities would increase water supply to the City of Folsom, which in turn could facilitate and remove an obstacle to urban growth within the City's adopted sphere of influence. Chapter 4, "Other Required Analyses," provides a detailed discussion of the growth-inducement potential and the related secondary effects of growth of the Off-site Water Facilities, which includes the indirect impact related to potential conversion of farmland and open space.

### **Impacts to Natomas Central Mutual Water Company Service Area**

The assignment of surface water from NCMWC to the City of Folsom would not conflict with or prevent the continuation of existing agricultural uses within NCMWC's service area. Based on a study prepared by Wagner and Bonsignore (2007) and included in Appendix M-II, the amount of water transferred to the City would not adversely affect current cropping patterns within the NCMWC. As shown in Table 3B.10-1, the NCMWC has experience a crop reduction of over 5,000 acres in the crop acreage between 2004 and 2007. Based on current development patterns, this decline is expected to continue over time but at a slower rate. Notwithstanding this current pattern of development, even if rice production were to increase in the future, landowners within the NCMWC would have sufficient surface water supplies to service the land available for planting in most years and no supplemental groundwater during normal conditions would be required.

Similar to existing conditions, landowners would continue to also have the option to pump groundwater in critically dry years. Based on these considerations, the Off-site Water Facility Alternatives would not limit the availability of surface water for NCMWC's service area or require a long-term or permanent fallowing of agricultural lands within the NCMWC to facilitate the assignment of a portion of NCMWC's CVP water supply for the Off-site Water Facility Alternatives. Therefore, implementation of the Off-site Water Facilities would not convert Important Farmland to nonagricultural uses and this **direct** impact is considered **less than significant**.

**No indirect** impacts would occur. *[Similar]*

Mitigation Measure: No mitigation measures are required.

### **2, 2A, 2B, 3, 3A, 4, and 4A**

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As described in Chapter 2, "Alternatives," the conveyance pipeline alignments under the above alternatives would generally follow existing roadways from the Freeport Project bifurcation to the Vineyard SWTP under Alternatives 2, 2A, and 2B; to the White Rock WTP under Alternatives 3 and 3A; or to the Folsom Boulevard WTP under Alternatives 4 and 4A. Areas north of Vineyard Road are generally already planned for future urban development and are currently not classified as Important Farmlands. The Folsom Boulevard WTP site is classified as urban and, therefore, is not considered Important Farmland. Beyond these differences, these alternatives would have the same impact as described for Alternatives 1 and 1A. Therefore, implementation of the



Off-site Water Facilities would not convert Important Farmland to nonagricultural uses and the **direct** impact would be **less than significant**. *[Lesser]*

The Alternatives 2, 2A, 2B, 3, 3A, 4, and 4A would increase water supply to the City of Folsom, which in turn could facilitate and remove an obstacle to urban growth within the City’s adopted sphere of influence. Chapter 4, “Other Statutory Requirements,” provides a detailed discussion of the growth-inducement potential and the related secondary effects of growth of the Off-site Water Facilities, which includes the **indirect** impact related to potential conversion of farmland and open space.

Mitigation Measure: No mitigation measures are required.

**IMPACT**      **Cancellation of Existing On-site Williamson Act Contracts.** *Construction of the Off-site Water Facility*  
**3B.10-4**      *Alternatives could conflict with lands under Williamson Act contracts; thereby potentially resulting in*  
*cancellation of those contracts.*

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### NCP, PA, 1, and 1A

Construction of the conveyance pipeline under Alternatives PA, 1, and 1A would be located primarily within existing roadway right-of-way with the exception of a small section of agricultural land between the Freeport bifurcation and Grant Line Road and, under Alternative 1A between Prairie City Road and the northern terminus of Grant Line Road. This would require a temporary construction easement and a permanent easement. No existing Williamson Act Contracts are on file for areas bordering the conveyance alignment under Alternatives PA, 1, and 1A.

Construction of the WTP under Alternatives PA, 1, 1A, 3, 3A, 4, and 4A would occur on land currently protected by a Williamson Act Contract, but as described in the setting section, that land is currently in non-renewal status. For instances where the Off-site Water Facilities would affect contracted lands, such as the WTP site, the Williamson Act has specific provisions for acquisition of contracted land for public improvements. Article 6 of the Williamson Act (California Government Code Sections 51290–51295) provides that a public entity may acquire land within an agricultural preserve for a public improvement through eminent domain or in lieu of eminent domain, and that this action terminates the contract.

However, given that these alternatives would necessitate the premature cancellation of the existing Williamson Act non-renewal process, these alternatives would be in conflict with the general intent of the Williamson Act. This **indirect** impact would be **significant**. *[Similar]*

### Impacts to Natomas Central Mutual Water Company Service Area

Implementation of the Off-site Water Facilities would not conflict with existing agricultural zoning or Williamson Act contracts within the NCMWC’s service area since no change in existing land use would occur. As discussed in Impact 3B.10-2 above, implementation of the Off-site Water Facilities would not limit the availability of surface water for NCMWC’s service area or require a long-term or permanent fallowing of agricultural lands within the NCMWC to facilitate the Assignment Agreement. Therefore, implementation of the Off-site Water Facilities would not adversely affect lands under the provisions of a Williamson Act contract or result in premature cancellation of existing contracts. This **direct** impact is considered **less than significant**. **No indirect** impacts would occur. *[Similar]*

Mitigation Measure: No Feasible Mitigation Measures are Available.

## 2, 2A, 2B, 3, 3A, 4, and 4A

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Large tract of Williamson Act contracted land is located east of Eagles Nest Road and along the Alternatives 2, 2A, 2B, 3, 3A, 4, and 4A alignments. However, given that the conveyance pipeline would be installed underground and along the periphery of these contracted lands, the Off-site Water Facilities would not have a substantial effect on productivity of the land, existing zoning, or would not require contract cancellation. Under Off-site Water Facility Alternative 4 and 4A, the Folsom Boulevard WTP would be constructed within an existing urbanized area just east of the City of Rancho Cordova. This area does not contain any agriculturally zoned properties or Williamson Act Contracts. Based on these considerations, the **direct** and **indirect** impacts to Williamson Act contracted lands is considered **less than significant**. [*Lesser*]

**Mitigation Measure:** No mitigation measures are required.

Implementation of Alternatives PA, 1, and 1A would conflict with existing off-site Williamson Act contracts or result in the cancellation of such contracts on lands south of the project site. No feasible mitigation measures are available to reduce impacts associated with potential conflicts or cancellation of these off-site Williamson Act contracts to a less-than-significant level. Therefore, this impact remains **potentially significant and unavoidable**.

**IMPACT**      **Potential Temporary Disruptions to Existing Agricultural Operations.** *Implementation of the Off-site Water*  
**3B.10-5**      *Facilities could potentially affect existing agricultural operations and result in a loss in agricultural productivity.*

## NCP, PA, 1, 1A, 2, 2A, 2B, 3, 3A, 4, and 4A

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The conveyance pipeline options under these alternatives would primarily be located within existing road rights-of-way, although construction areas may extend into adjacent lands used for agriculture. Although the pipeline would be buried and installed in close proximity to the roadway, construction activities may require the removal of existing irrigation structures and topsoil. The temporary disruption caused by installation of the conveyance pipeline and auxiliary structures has the potential to be significant depending on its ultimate placement. If not sufficiently buried, future use of tillage equipment, drainage facilities, or other agricultural activities within the easement may not be possible thereby resulting in a loss in agricultural productivity. Therefore, this **direct** temporary impact would be **significant**. **No indirect** impacts would occur. [*Similar*]

**Mitigation Measure 3B.10-5:** Restore Affected Agricultural Lands to Preproject Conditions.

The City shall consult with all affected land owners where the selected alignment would cross Important Farmland. As part of the easement acquisition process, the City shall demonstrate a good-faith effort to negotiate with affected landowners an agreed-upon compensation for the loss of any existing pasture and/or row crops currently in production. During these consultations the City shall also, in conjunction with landowners' input, identify areas along the right-of-way that could be left in agricultural production as well as locations for access gates to allow for city staff access. Access gate locations shall be included in the final design plans for the Off-site Water Facilities. Compensation for the loss of crops and associated revenues shall be up to the provisions of law.

**Implementation:** City of Folsom Utilities Department

**Timing:** Immediately following construction

**Enforcement:** Sacramento County Community Development and Planning Department

Implementation of Mitigation Measure 3B.10-4 would reduce significant impacts related to disruption of existing agricultural operations under the Proposed Off-site Water Facility Alternative and Off-site Water Facility

Alternatives 1, 1A, 2, 2A, 2B, 3, 3A, 4, and 4A to a less-than-significant level by restoring agricultural land within the easement area to preproject conditions.

### **3B.10.4 RESIDUAL SIGNIFICANT IMPACTS**

No conversion of Important Farmland would occur under the Off-site Water Facility Alternatives. Operation of the Off-site Water Facilities would generally be consistent with applicable Federal, state, regional, and local plans and policies. Based on these circumstances, the Off-site Water Facility Alternatives would not result in any residual significant and unavoidable impacts to land use and agricultural resources.

With the implementation of the mitigation under 3B.10-1, issues related to consistency of the WTP with local land use policies and LAFCo's policies and procedures would be reduced to a less-than-significant level for Alternatives 2, 2A, 2B, 3, 3A, 4, and 4A. This impact would remain significant and unavoidable under Alternatives PA, 1, and 1A.

Impacts related to the cancellation of existing on-site Williamson Act contracts to accommodate the WTP in Alternatives PA, 1, and 1A would be significant and unavoidable and no feasible mitigation measures are available to reduce impacts to a less-than-significant level. In addition, these alternatives could conflict with existing off-site Williamson Act contracts or result in the cancellation of such contracts on lands south of the project site and no feasible mitigation measures are available to reduce this impact to a less-than-significant level.

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